

00545204/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

HSBC BANK USA, NATIONAL ASSOCIATION, AS  
TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2005-2

VS.

SONYA WALLACE; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.; OWNIT  
MORTGAGE SOLUTIONS, INC.; HEATHER L.  
KOMAC; PROGRESSIVE INSURANCE  
CORPORATION; RENTON RIDGE CONDOMINIUM  
OWNERS ASSOCIATION; ALSO ALL PERSONS OR  
PARTIES UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY**

CAUSE # 14-2-08040-9 KNT

JUDGMENT RENDERED ON 07/07/2015  
ORDER OF SALE ISSUED: 09/17/2015  
DATE OF LEVY: 10/09/2015

TO: SONYA WALLACE; JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**975 ABERDEEN AVENUE NE., UNIT D202, RENTON, WA 98056**

UNIT 202, BUILDING D, RENTON RIDGE, A CONDOMINIUM, SURVEY MAP AND PLAN  
RECORDED IN VOLUME 108, PAGE(S) 23 AND 33, INCLUSIVE; CONDOMINIUM  
DECLARATION RECORDED UNDER RECORDING NUMBER(S) 9201301712 AND  
AMENDMENTS THERETO, IN KING COUNTY, WASHINGTON.  
TAX PARCEL NO. 722935-1100.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: DECEMBER 4, 2015**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$145,785.55** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on August 4, 2016.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON AUGUST 4, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
ROBINSON TAIT, P.S.  
710 SECOND AVENUE  
SUITE 710  
SEATTLE, WA 98104  
(206) 676-9640